BOOK 10917 PG 258

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 30 day of April 1998.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles W. Strader, Jr.	First American National Bk	172-01-O-A/72.00
116 Chuzzlewit Down	First American Center	
Brentwood, TN 37027	Nashville, TN 37237-0209	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Virginia P. Lisella, an unmarried person hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey unto Charles W. Strader, Jr. an unmarried person, hereinafter called the Grantee his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72 on the Plan of Copperfield, Revised of record in Plat Book 6900, page 555 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Virginia P. Lisella by deed from Dennis W. Petty of record in Book 8311, page 278, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1998 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) All matters shown on Plat recorded in Book 6900, Page 555. 3) Covenants, conditions, restrictions, reservations, easements, liens, for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6779, Page 296, and re-recorded in Book 6783, page 973 and amended in Book 7071, Page 482 and Book 7208, page 889 and in any allied instrument(s) referred to in said restrictions. 4) Charter for Copperfield Homeowners Association of record in Book 7200, page 824, Register's Office for Davidson County, Tennessee. 5) Easement(s) for right-of-way as set forth in instrument recorded in Book 2438, Page 376 and Book 2437, Page 8.

This property is improved property known as 116 Chuzzlewit Down Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of April, 1998.

Virginia P. Lisella

Virginia P. Lisella

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia P. Lisella, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of April, 1998.

Notary Public

My Commission expires: 5/8/99

0433980
IDENTIFICATION REFERENCE
98 MAY -5 PM 3:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3083 05/05 0101 03CHECK 730.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 195000.00
CON TX 721.50
PRFEE 1.00
MDEED 8.00
TOTAL 730.50
CHECK 730.50

05/05/98 01 15:27 0001 3083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433980
IDENTIF. & REFERENCE

98 MAY -5 PM 3:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289144